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Map Amendment Application No. 245
Planned Development Area No. 23
Boston Redevelopment Authority
in behalf of HBC Associates, its
successors and assigns
Land bounded by a portion of
Northern Avenue, Fort Point
Channel, Boston Harbor, a
portion of Pier 3, a portion
of Northern Avenue, and the
centerline of Northern Avenue:
W-2 to W-2-D

TO THE ZONING COMMISSION
OF THE CITY OF BOSTON

The Boston Redevelopment Authority, acting under Section 3-1A of the Boston Zoning Code, hereby petitions for Zoning Commission approval of the Master Plan for Planned Development Area No. 23 and an amendment to Map 1 - Boston Proper, and Map 4 - South Boston, of the series of maps entitled "Zoning Districts - City of Boston" as established under Chapter 665 of the Acts of 1956, as amended, as follows:

By adding to the existing W-2 zoning designation of land described below the suffix "D", indicating a Planned Development Area overlay district. Said land is bounded and described as follows:

A certain parcel of land in the Commonwealth of Massachusetts, County of Suffolk, City of Boston, South Boston District, situated on the northerly side of Northern Avenue and shown as Fan Pier (Lot A) on a "Compiled Plan of Land in Boston, MA" (Two Sheets) dated 12 July 1985, revised 12 September 1985 by Survey Engineers of Boston, more particularly bounded and described as follows:

Beginning at a point at the intersection of the northerly sideline of Northern Avenue and the abandoned pier and bulkhead line of 1916 of the Fort Point Channel, said point being the southwesterly corner of the parcel; thence running

Northeasterly 1111.34 feet by a curve to the right having a radius of 910.00 feet to a point of compound curvature; thence running

Fan Pier
B65R
1986

Northeasterly	400.00 feet by a curve to the right having a radius of 2370.00 feet to a point of tangency; thence running
S 61 20 09 E	128.62 feet, said last three courses being by the pier and bulkhead line of 1916 (abandoned); thence turning and running
S 31 53 17 W	831.59 feet by lot B on said plan to an iron pipe on the northerly sideline of Northern Avenue; thence turning and running
N 58 06 43 W	1124.34 feet to a stone bound; thence turning and running
N 61 23 43 W	99.71 feet to the point of beginning, said last three courses being by the northerly sideline of Northern Avenue.

Containing 75,011 square meters, more or less, or 807,408 square feet, more or less, or 18.535 acres, more or less.

In addition to the foregoing, there is included the northerly half of Northern Avenue (approximately 50 feet in width) as it abuts the above described land.

Petitioner: Boston Redevelopment Authority

By: _____
Stephen Coyle, Director

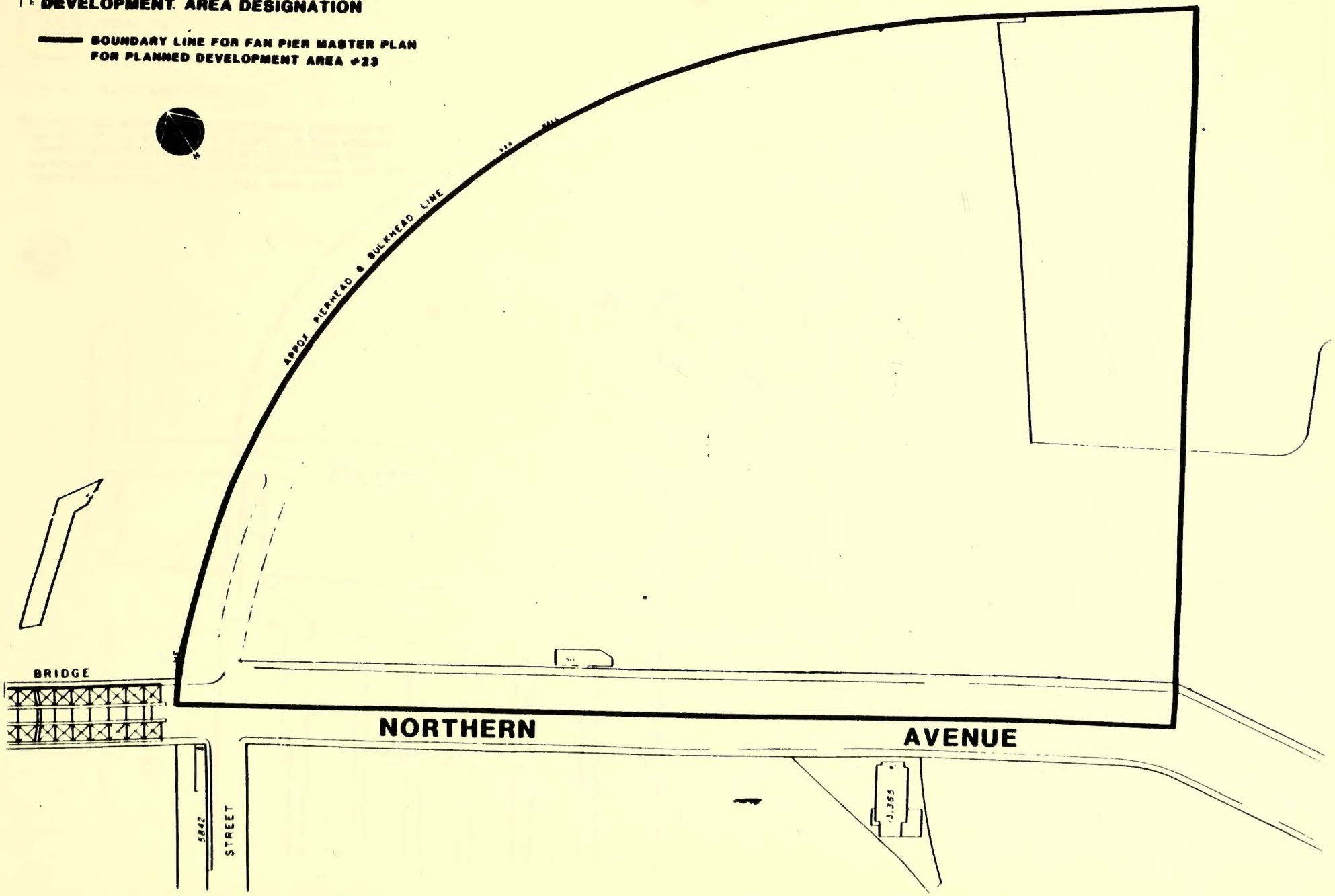
Address: City Hall, 9th Floor
Boston, MA 02201

Tel. No: 722-4300, ext. 281

Date: March 7, 1986

MASTER PLAN FOR PLANNED DEVELOPMENT AREA DESIGNATION

BOUNDARY LINE FOR FAN PIER MASTER PLAN FOR PLANNED DEVELOPMENT AREA #23



PLAN OF LAND - BOSTON PROPER - SOUTH BOSTON